

STONEFIELD

Zoning Relief Memorandum

RE: Preliminary and Final Major Site Plan – Proposed Bank with Drive Through
Block 3804, Lot 2.01
55 North Broad Street
Village of Ridgewood, County of Bergen, New Jersey

DATE: October 14th, 2024

The following zoning relief is requested:

ZONING RELIEF TABLE			
RELIEF TYPE	CODE SECTION	REQUIRED	PROPOSED
VARIANCE	§ 190-110 A.3 & § 190-111 A.3	<u>PERMITTED USES:</u> FINANCIAL INSTITUTIONS, EXCLUDING DRIVE-IN BANKS	FINANCIAL INSTITUTION WITH DRIVE-IN (V)
VARIANCE	§ 190-121 F(2)(e) OFF-STREET PARKING	<u>MIN. SETBACK FOR PARKING SPACES:</u> FROM PROPERTY LINE = 5.0 FT	3.3 FT (V)
VARIANCE	§ 190-122 E(2)(a)[2] SIGNS	<u>MAX NUMBER OF PRINCIPAL SIGNS:</u> TWO (2) PRINCIPAL SIGNS FOR CORNER LOTS; EACH SIGN FACING A STREET	DOES NOT COMPLY; 5 PRINCIPAL SIGNS PROPOSED – 4 WALL SIGNS AND 1 FREESTANDING SIGN
VARIANCE	§ 190-122 E(2)(c)[1] SIGNS	<u>MAX FREESTANDING SIGN AREA:</u> 12 SF	24.2 SF (V)
VARIANCE	§ 190-122 E(2)(c)[2] SIGNS	<u>MAX FREESTANDING SIGN HEIGHT:</u> 10 FT	12.1 FT (V)
VARIANCE	§ 190-85 C LIGHTING	ALL LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD AND SHALL BE EQUIPPED WITH THE NECESSARY SHIELDING SO AS TO PREVENT THE DIRECT SOURCE OF LIGHT FROM BEING VISIBLE FROM ANY POINT BEYOND THE PROPERTY LINES OF THE PREMISES UPON WHICH THE LIGHTING STRUCTURE IS LOCATED	DOES NOT COMPLY; LIGHTING SHIELDS NOT PROVIDED (V)

Prepared by:



Aaron Chan., PE, CME
NJ PE License No. 57348
Stonefield Engineering and Design, LLC

Z:\Rutherford\RUT\2023\RUT-230372 VanRock Properties - 55 North Broad Street, Ridgewood, NJ\Correspondence\Outgoing\Municipal